



August 31, 2007

Ms. Susan R. Monaco, CPPB
Fauquier County Government and Public Schools
Procurement Division
320 Hospital Drive, Suite 23
Warrenton, VA 20186

Re : RFP# 87-07sm, Central Sports Complex A/E Design & Development, Phase II
Updated Fee Proposal

Dear Ms. Monaco:

As requested, we have reviewed our non-binding fee proposal and draft scope of services with the additional information that you provided.

I have prepared a man-hour breakdown that outlines our anticipated scope of work for each stage of the project as outlined in the original RFP. I have tried to be thorough and have included items such as irrigation design into our basic services. If the committee is comfortable that we have appropriately identified the scope of work, we will utilize this as our formal fee proposal. If there is still a difference in expectations of scope I will gladly come and meet to discuss them.

Thank you again for the opportunity to propose on this project and appreciate your consideration of our firm. We look forward to contributing to the success of this facility.

If you have any questions or comments concerning this proposal, please feel free to call me at (804) 200-6464.

Sincerely,

Stephen D. Hostetler, P.E.
Principal, Site Development Division

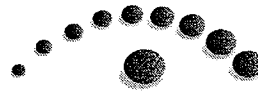
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Engineering Services Proposal for: **Central Sports Complex
Fauquier County Parks & Recreation**

Locality: **Fauquier County, VA**

Prepared for: **Fauquier County Procurement Division**

Date: **August 31, 2007**

BASIC SERVICES

TASK	Principal	Project Manager	Project Engineer	CADD Technician	Construction Mgr	Landscape Arch.	Task Total
<i>Stage 1, Concept Layout</i>							
Prepare Base Maps utilizing PHRA information provided		4		24		\$	1,840
Review Local Ordinances and Regulations		4				\$	400
County Research		4				\$	400
Verify FEMA Flood Plain limits on Base Map		1	4	2		\$	540
Incorporate Wetlands, Historical and Archaeological information provided by others		4		16		\$	1,360
Discuss Access Grant Requirements with VDOT		8				\$	800
Review Wetland status with Corps of Engineers		12				\$	1,200
Coordinate Well and Drainfield Locations with VDH	4	24				\$	3,100
Determine Stormwater Requirements for Project - Coordinate with County	4	16				\$	2,300
Review Available Geotechnical Information	4	8				\$	1,500
Site Visit		8	8			\$	1,440
Site Design Charrette with FCP&R	16	16			16	16	\$ 7,120
Develop Site Layout		4	16	24		\$	3,120
Coordinate Layout with FCP&R		8				\$	800
Grading Concept Plan	8	8	40	16	4	\$	6,760
Utility System Concept Plan		8	8	8		\$	1,920
Stormwater Concept Plan	4	8	24	8		\$	3,900
Review Concept Plan with County Regulators		12	12			\$	2,160
Team Coordination & Meetings	4	4	4	4	4	\$	2,060
Opinion of Probable Construction Cost	2	4		8	8	\$	2,030
Project Management & QA/QC	24	40			8	\$	9,000
Phase Total						\$	53,750

Stages 2,3 & 4 Mass Grading, Drainage, Stormwater, Road Design (Done Concurrently - Design Development)

Bulk Grading Plan	8	32	60	8		\$	10,200
Earthwork Balance Check			16	4		\$	1,680
Refine Site Layout Plan per Grading		8		24		\$	2,240
Road Profiles	2	8	32	8		\$	4,190
Turn Lane Design	2	8	40	16	4	\$	5,710
Drainage System Plan	4	8	24	16		\$	4,380
Stormwater Management Plan	4	24	16	8		\$	4,860
Utility System Plan	2	8	16	16		\$	3,390
Irrigation System Concept Plan					24	\$	2,400
Erosion Control Concept Plan		4	16	8	8	\$	2,960
Landscape Concept Plan				16	24	\$	2,640
Phasing Concept Plan	4	6		8	6	\$	2,380
Review Design Development Plan with County Regulators		16				\$	1,600
Team Coordination & Meetings		8		8		\$	1,600
Update OPCC	2	8		16	8	\$	2,910
Project Management & QA/QC	16	40		16	4	\$	8,680
Outline Specifications (Division 2)	2	8		6		\$	1,750
Phase Total						\$	63,570

Stage 5 Final Design

Notes & Details		4	8	24		8	\$	3,040
Final Site Layout Plan		2	8	8			\$	1,320
Final Utility Plan, Details and Calculations		2	16				\$	1,480
Final Detailed Grading Plan	8	16	40		16		\$	7,800
Final Detailed Drainage Plan and Calcs	8	16	32				\$	5,560
Final SWM Plan and Calculations	8	24	32				\$	6,360
Final Irrigation Plan Design				16	40		\$	4,960
Final Landscape Plan Design				24		40	\$	4,240
Final Erosion Control Plan and Details	2	4	16	16	4		\$	3,390
Final Phasing Plan and Narrative	4	8		8	4		\$	2,380
Regulatory Review Process								
Pre-Application Meeting with County		6					\$	600
Coordinate Submission Package		4	16	8			\$	2,160
Staff/Developer Meeting		6	6				\$	1,080
Additional Coordination with County Staff	8	48	40				\$	9,400
Coordinate Re-Submission Packages		4	16	8			\$	2,160
Team Coordination & Meetings		8			8		\$	1,600
Opinion of Probable Construction Cost	4	4		8	8		\$	2,380
QA/QC	8	16			16	8	\$	5,160
Technical Specifications (Division 2)	4	24			8		\$	3,900
Front End Coordination and Division 1 Specifications	8	24			8		\$	4,600
Phase Total							\$	73,570

Stage 6, Construction Bidding, Oversight and

Attend Pre-Bid Conference		4			4	\$	800
Respond to Bid Inquiries		16				\$	1,600
Prepare Addenda		4	8	16		\$	2,000
Attend Pre-Construction Conference		6			6	\$	1,200
Attend Land Disturbance Permit Meeting					4	\$	400
Site Visits (24) Assume 2 per month for 12 month construction period					144	\$	14,400

Review Submittals & Shop Drawings		24	\$	2,400
Miscellaneous Construction Administration		80	\$	8,000
Punchlist Inspection		16	\$	1,600
Project Closeout	16	16	\$	3,200
Back-punch Inspection		8	\$	800
Compilation of Contractor's Record Dwgs.		24	\$	2,240
Phase Total			\$	38,640

Total (hr)	178	657	574	406	554	100	
Rate (\$/hr)	\$ 175	\$ 100	\$ 80	\$ 60	\$ 100	\$ 70	
Fee Totals							\$ 229,530
Fee Totals (Basic Services)							\$ 229,530

ADDITIONAL SERVICES

I. Survey Services

Topographic Survey	Provided by Fauquier County
Boundary Survey	Provided by Fauquier County
Utility Locator Service	Provided by Fauquier County
Plats	Will be quoted, if required
Stake out test boring locations	Will be quoted, if requested
	\$ -

II. Environmental Services

Phase 1 Environmental Site Assessment	NIC
Wetland Delineation and Corps Confirmation	NIC (Provided by Fauquier County)
Wetland Permitting Process	To be quoted upon determination of scope
Drainfield Identification	NIC (Utilize Existing)
VSMP Registration of Site	\$ 2,500
	\$ 2,500

III. Off-site Services

Roadway Improvements

Traffic Study or Warrant Analysis	NIC
Signalization Design	NIC
Survey & Environmental Services for Roadway Improvements	Provided by Fauquier County

Utility Improvements

Design Drainfield System	NIC
Design Stand-alone Potable Water System	NIC

Drainage Improvements

No Off-site Drainage Improvements are anticipated

NIC

\$ -

IV. Special Studies or Other Services

Archaeological Study

Provided by Fauquier County

Endangered Species Study

Provided by Fauquier County

Geotechnical Investigation

Provided by Fauquier County

LEED Certification Documentation

NIC

Project Acceleration

NIC

\$ -

V. Printing

Printing Plan Sets for Bid

By Owner

Printing Plan Sets for Review Process

Reimbursable expense, with a 1.10 multiplier

Phase Total

\$ -

Fee Totals (Additional Services)

\$ 2,500

Unit Cost for Additional Meetings/Site Visits

\$ 500